Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Bailey	Michael Bailey	07508026200
(NAME)	(NAME)	
705-707 Frankfort Drive	821 Plowson Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 415576 **DEEDWARR**
06/16/2020 11:26:06 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20200616-0061976

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Van A. Lambeth and Sue Ellen Barnard Trustees u/a/d 05/25/95 as amended and restated on January 25, 2005 and December 14, 2016 and formally known as the Lambeth-Barnard Joint Revocable Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Bailey and Jill J Bailey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 585, on the plan of SECTION 13 TULIP GROVE, as shown on plat of record in Book 6050, Page 46, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Van A. Lambeth and wife, Sue Ellen Barnard, Trustees UAD 05/25/1995 by Quitclaim Deed dated 05/25/1995 from Van A. Lambeth and wife Sue Ellen Barnard, individually, of record in Book 9690, Page 674, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2020 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 6050, Page 46, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 705-707 Frankfort Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 761001
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 12th day of June, 2020.

Van A. Lambeth and wife, Sue Ellen Barnard, Trustees uad 05/25/1995

By: _____
Van A. Lambeth
Co-Trustee

By: Sue Ellen Barnard
Sue Ellen Barnard
Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Van A. Lambeth and Sue Ellen Barnard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be Co-Trustees of Van A. Lambeth and wife, Sue Ellen Barnard, Trustees uad 05/25/1995, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2020.

_____
Notary Public:
My Commission Expires: 11/4/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

